



**Town of Fort Mill
Town Council Meeting Minutes
September 12, 2016
7:00 PM**

Present: Mayor Savage, Councilman Helms, Councilman Shirey, Councilman Moody, Councilwoman Heemsoth and Councilwoman McCarley were present. Councilman Huntley was absent. Dennis Pieper, Manager and Virginia Burgess, Town Clerk, were present.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Mayor Guynn Savage opened the meeting, led the pledge of allegiance and offered the invocation.

MINUTES

Town Council Budget Meeting Minutes for 8-20-16
Town Council Meeting Minutes for 8-29-16

Councilman Helms made a MOTION to approve the minutes of the 8-20-16 Town Council Budget Meeting and the 8-29-16 Council Meeting minutes.
SECONDED by Councilwoman McCarley. Passed 6-0.

PUBLIC COMMENT

The following citizens signed up to speak during citizens comments:

- 1) Lindsay Franks, 206 Ballard Court, who has a son, Pierce, with special needs. She spoke in favor of the all-inclusive park.
- 2) Tim Veeck, 2014 Pelham Lane, who has a son, Ethan, with special needs. He spoke in favor of the all-inclusive park.
- 3) Elizabeth Lanter, spoke in favor of the all-inclusive park.
- 4) Megan Clark, 142 Still Avenue, spoke in favor of the all-inclusive park.

- 5) Shannon Moree, Special Needs Teacher for Riverview Elementary School, spoke in favor of the all-inclusive park.
- 6) Jenny Fike, 639 E. Cheval Drive, who has a son, Noah, with special needs. She spoke in favor of the all-inclusive park.
- 7) Kimba Hood, 651 Elmhurst, who has a daughter with special needs. She spoke in favor of the all-inclusive park.

PRESENTATIONS

Presentation #1

All-Inclusive Park – Lori Christenson

Lori Christenson gave a presentation in regard to an all-inclusive playground for Fort Mill. She stated that their vision was to create a destination that allows all ages and abilities to play, learn and explore in order to build imagination, social interaction and overall well-being through an all-inclusive play space for the residents and visitors of Fort Mill.

Councilwoman McCarley asked if they have reached out to Tega Cay or York County for assistance in funding and Ms. Christenson stated that they have not ventured out yet. They are first wanting the approval from Council before asking for help with funds.

Presentation #2

August Financial Statements – Chantay Boulter, Finance Director

Chantay Boulter, Finance Director, went over the August 2016 Financial Statements for General Fund, Gross Revenue, Capital Projects and Stormwater Funds.

PUBLIC HEARING

Public Hearing Item #1

An ordinance adopting a Historic District Design Guidelines Manual for new construction, rehabilitation, and modifications to existing buildings within the Town of Fort Mill Historic Preservation Overlay District.

Mayor Savage opened the floor for Public Hearing #1 and no one came forth to speak.

Public Hearing Item #2

An ordinance annexing York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, containing approximately 3.36 acres located at the intersection of Haire Road and Fort Mill Parkway.

Mayor Savage opened the floor for Public Hearing #2 and no one came forth to speak.

Public Hearing Item #3

An ordinance annexing York County Tax Map Number 659-00-00-003, containing approximately 0.42 +/- acres located at 314 Sutton Road.

Mayor Savage opened the floor for Public Hearing #3 and no one came forth to speak.

Public Hearing Item #4

An ordinance annexing York County Tax Map Number 659-00-00-002, containing approximately 0.46 +/- acres located at 322 Sutton Road.

Mayor Savage opened the floor for Public Hearing #4 and no one came forth to speak.

Public Hearing Item #5

An Ordinance to adopt the budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

Mayor Savage opened the floor for Public Hearing #5 and no one came forth to speak.

OLD BUSINESS

There were no Old Business items.

NEW BUSINESS ITEMS

New Business Item #1

An Ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina for the tax year ending December 31, 2016, and for the fiscal year ending September 30, 2017.

Councilman Helms made a MOTION to approve First Reading of the Ordinance in New Business Item #1. SECONDED by Mayor Savage. Passed 6-0.

New Business Item #2

An Ordinance to adopt the budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

Chantay Boulter gave Council a presentation on the recommended budget for FY 2016/17. The presentation it attached as schedule A. The following amounts are totals requested for each fund:

General Fund - \$15,524,645

Gross Revenue – 19,357,525
Stormwater Utility Fund - \$710,000
Capital Projects - \$4,850,000

Councilman Helms made a MOTION to approve First Reading of the Ordinance in New Business Item #2. SECONDED by Councilwoman Heemsoth. Passed 6-0.

New Business Item #3

Approval from Council to list the following as surplus properties:

- Foxwood Property (51.4 Acres) Tax Map #733-00-00-001
- Nesbit Street Property (0.11 Acres) Tax Map #020-04-25-030
- Tom Hall Street Property (0.43 Acres) Tax Map #020-04-35-052 & Tax Map #020-04-35

Councilwoman McCarley made a MOTION to remove the Nesbit Street Property, Tax Map #020-04-25-030, from the list of proposed surplus properties and approve the remaining two. SECONDED by Mayor Savage. Passed 6-0.

New Business Item #4

Amendment to Agreement to fund Municipal Court Attorney for 2016-2017 fiscal year.

Councilwoman McCarley made a MOTION to approve the Amendment to the Agreement to fund the Municipal Court Attorney for the 2016-2017 fiscal year. SECONDED by Councilman Helms. Passed 6-0.

New Business Item #5

First Reading: An ordinance adopting a Historic District Design Guidelines Manual for new construction, rehabilitation, and modifications to existing buildings within the Town of Fort Mill Historic Preservation Overlay District.

Joe Cronin, Planning Director, said that in June of 2015, the Town of Fort Mill was awarded a FY 2015 Federal Historic Preservation Grant by the South Carolina Department of Archives and History (SCDAH). The purpose of this grant was to allow the town to develop and adopt a set of objective, locally-inspired, and historically appropriate design guidelines for new construction, rehabilitation, and modifications to existing buildings within the town's Historic District. A professional services contract was awarded in January 2016 to Winter & Company of Boulder, CO. In consultation with town staff and members of the town's Historic Review Board, Winter & Co. assisted the town with development of a draft architectural design guidelines manual. The primary goals of the

Historic District Design Guidelines Manual are to preserve the integrity of the town's historic resources, and to ensure predictability and consistency in decisions related to design, architecture and materials within the Historic District.

Mr. Cronin explain that Council is now asked to approve an ordinance formally adopting the Fort Mill Historic District Design Guidelines Manual. Upon adoption, the Historic Review Board shall begin using the Historic District Design Guidelines Manual as part of its review and approval process for any proposed demolition, new construction, alteration, modification or addition to a designated historic landmark, or within an area designated as a Historic District by the Town Council.

Mr. Norë Winter gave a presentation, attached as schedule B.

Mayor Savage made a MOTION to approve the First Reading of the Ordinance in New Business Item #5. SECONDED by Councilman Shirey. Passed 6-0.

New Business Item #6

First Reading: An ordinance annexing York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, containing approximately 3.36 acres located at the intersection of Haire Road and Fort Mill Parkway (*Ward 4: Moody*)

Joe Cronin explained to Council that he applicant has requested a zoning designation of HC Highway Commercial for these three (3) parcels located at the intersection of the Fort Mill Parkway and Haire Road.

Mr. Croin said that staff recommends in favor of the annexation request. They believe that it is consistent with the future land use map and Comprehensive Plan. Planning Commission approved unanimously.

Councilwoman McCarley made a MOTION to approve First Reading of the Ordinance in New Business Item #6. SECONDED by Councilwoman Heemsoth. Passed 6-0.

New Business Item #7

First Reading: An ordinance annexing York County Tax Map Number 659-00-00-003, containing approximately 0.42 +/- acres located at 314 Sutton Road (*Ward 1: Shirey*)

Joe Cronin told Council that the parcel of land subject to this annexation request is located immediately adjacent to the Loves Travel Stop on Sutton Road. Loves, which is located in the Town of Fort Mill, contains a zoning designation of HC Highway Commercial. The subject parcel is currently zoned RC-II per York County GIS. The county's RC-II district allows residential (manufactures, modular, single-family and patio homes), agricultural, equestrian, day care, recreational and educational uses. In limited circumstances, additional

commercial uses may also be permitted as a special exception in the RC-II district. The property is currently vacant. The applicant has requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses.

Councilman Helms made a MOTION to approve the First Reading of the Ordinance in New Business Item #7. SECONDED by Councilman Shirey. Passed 4-2. Councilwoman McCarley and Councilwoman Heemsoth opposed.

New Business Item #8

First Reading: An ordinance annexing York County Tax Map Number 659-00-00-002, containing approximately 0.46 +/- acres located at 322 Sutton Road (*Ward 1: Shirey*)

Joe Cronin explained to Council that the town has received an annexation application from Al Steele. This parcel, which contains a total of 0.46 +/- acres, is located near the intersection of Sutton Road and Country Lodge Road. The parcel of land subject to this annexation request is located immediately adjacent to the Loves Travel Stop on Sutton Road. Loves, which is located in the Town of Fort Mill, contains a zoning designation of HC Highway Commercial. The applicant has requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses.

Councilman Helms made a MOTION to approve First Reading of the Ordinance in New Business Item #8. SECONDED by Councilman Shirey. Passed 4-2. Councilwoman McCarley and Councilwoman Heemsoth opposed.

New Business Item #9

First Reading: An ordinance amending the Code of Ordinance for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; so as to add a new division, to be called Division 4, Economic Development Incentives.

Mr. Joe Cronin explained that Council is being asked to consider a text amendment to Chapter 2 (Administration), Article IV (Finance and Taxation), of the town's Code of Ordinances for the purpose of adopting four new economic development incentives.

Mr. Cronin said the four new economic development incentives that are to be considered are as follows:

- 1) Sec. 2-300. Tax exemption for new manufacturing establishments and additions to manufacturing establishments - Summary: This section will authorize an exemption from municipal property taxes for up to five years for all new manufacturing establishments located in the town after September 26, 2016, and all additions to any existing manufacturing establishments, including additional machinery and equipment, located in the town after September 26, 2016, and costing \$50,000.00 or more. Note:

The town is authorized to allow this exemption pursuant to Article X, Section 3(g), of the South Carolina Constitution.

- 2) Sec. 2-301. Tax exemption for new corporate headquarters, corporate office facilities and distribution facilities and additions to such facilities - Summary: This section will authorize an exemption from municipal property taxes for up to five years for all new corporate headquarters, corporate office facilities, distribution facilities, and all additions to existing corporate headquarters, corporate office facilities, or distribution facilities, established or constructed, or placed in service, within the town after September 26, 2016, if the cost of the new construction or additions is \$50,000.00 or more and 75 or more full-time jobs, or 150 or more substantially equivalent jobs, are created in the state. Note: The town is authorized to allow this exemption pursuant to Article X, Section 3(g), of the South Carolina Constitution, as well as Section 12-37-220(A)(39) of the SC Code of Laws.
- 3) Sec. 2-302. Tax exemption for new facilities for research and development activities and additions to such facilities - Summary: This section will authorize an exemption from municipal property taxes for up to five years for all new enterprises engaged in research and development activities located in the town, effective for taxable years beginning after September 26, 2016, including all additions valued at \$50,000.00 or more to existing facilities engaged in research and development. These additions include machinery and equipment installed in an existing manufacturing or research and development facility. Note: The town is authorized to allow this exemption pursuant to Article X, Section 3(g), of the South Carolina Constitution, as well as Section 12-37-220(A)(39) of the SC Code of Laws.
- 4) Sec. 2-303. Façade Improvement Grant Program - Summary: This section will authorize a Façade Improvement Grant Program. The program guidelines will be established by a resolution of town council, and may, from time to time, be amended by a subsequent council resolution. The Façade Improvement Grant Program shall be subject to, and contingent upon, the appropriation of program funding by Town Council during adoption of the annual budget ordinance. Recommendation Staff recommends in favor of adopting the attached ordinance. A draft resolution containing the program guidelines and draft application for the Façade Improvement Grant will be presented on September 26, 2016, at which time council will give second reading consideration to the attached ordinance.

Mayor Savage made a MOTION to approve First Reading of the Ordinance in New Business Item #9. SECONDED by Councilwoman McCarley. Passed 6-0.

EXECUTIVE SESSION

Executive Session #1

Discussion incident to personnel matter

Executive Session #2

Discussion of negotiations incident to proposed quit claim deed transfer on Pine Street

Councilwoman McCarley made a MOTION to go into Executive Session. SECONDED by Councilman Shirey. Passed 6-0. Council went into Executive Session at 8:45 p.m.

Councilwoman McCarley made a MOTION to come out of Executive Session. SECONDED by Councilman Helms. Passed 6-0. Council came out of Executive Session at 9:58 p.m.

Mayor Savage announced that there were no votes or actions made during Executive Session.

ADJOURN

Councilwoman McCarley made a MOTION to adjourn the meeting. SECONDED by Councilwoman Heemsoth. Passed 6-0.

The meeting adjourned at 10:04 p.m.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully Submitted:


Virginia C. Burgess

Approved by Council:

September 26, 2016